115.0	0003	0008.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,090,700	/	1,090,700
USE VALUE:	1,090,700	/	1,090,700
ASSESSED:	1,090,700	/	1,090,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JENNINGS JOHN & LORI LEE
Owner 2:	
Owner 3:	
Street 1:	32 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY WILLIAM D -
Owner 2:	-
Street 1:	12 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2012, having primarily Copm. Clap Exterior and 2236 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6590.000	679,900		410,800	1,090,700
Total Card	0.151	679,900		410,800	1,090,700
Total Parcel	0.151	679,900		410,800	1,090,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.90 | /Parcel: 487.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 74065

GIS Ref

GIS Ref

Insp Date 09/27/18

!8965!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 115.0-0003-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	679,900	0	6,590.	410,800	1,090,700		Year end	12/23/2021
2021	101	FV	659,800	0	6,590.	410,800	1,070,600		Year End Roll	12/10/2020
2020	101	FV	659,700	0	6,590.	410,800	1,070,500	1,070,500	Year End Roll	12/18/2019
2019	101	FV	518,400	0	6,590.	416,600	935,000	935,000	Year End Roll	1/3/2019
2018	101	FV	517,400	0	6,590.	311,000	828,400	828,400	Year End Roll	12/20/2017
2017	101	FV	517,400	0	6,590.	281,700	799,100	799,100	Year End Roll	1/3/2017
2016	101	FV	517,400	0	6,590.	269,900	787,300	787,300	Year End	1/4/2016
2015	101	FV	505,600	0	6,590.	228,900	734,500	734,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:14:12

LAST REV

Date	Time
10/09/18	09:54:18
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8965

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY WILLIAM	59642-184		7/31/2012	Chgd>Assmt<	749,000	No	No		
GRANNAN WILLIAM	57291-484		8/15/2011	Estate/Div	150,000	Yes	No		
PARKER ELLEN B,	18948-170		3/29/1988	Mult Lots		No	No		
	7938-76		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	74065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2012	265	Heat App	13,000					INSTALL 1 HVAC SYS
1/5/2012	4	New Buil	196,000					CONSTRUCT NEW SF H
11/3/2011	1417	Foundati	8,000	C				FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Inspected	CC	Chris C
9/7/2018	MEAS&NOTICE	CC	Chris C
6/18/2013	Info Fm Prmt	BR	B Rossignol
7/25/2012	Meas/Inspect	BR	B Rossignol
5/17/2012	Info Fm Prmt	BR	B Rossignol
2/8/2000	Vacant Lot	264	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6590		Sq. Ft.	Site		0	70.	0.89	5			Topo	-5					410,771				G13		410,800	

Total AC/HA:	0.15129	Total SF/SM:	6590	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	410,771	Spl Credit		Total:	410,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2012	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14904940
Const Adj.:	1.02889705
Adj $ / SQ:	153.693
Other Features:	116184
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683970
Depreciation:	4104
Depreciated Total:	679866

COMMENTS

GAS FIREPLACE. OF=XTRA SINK IN MBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

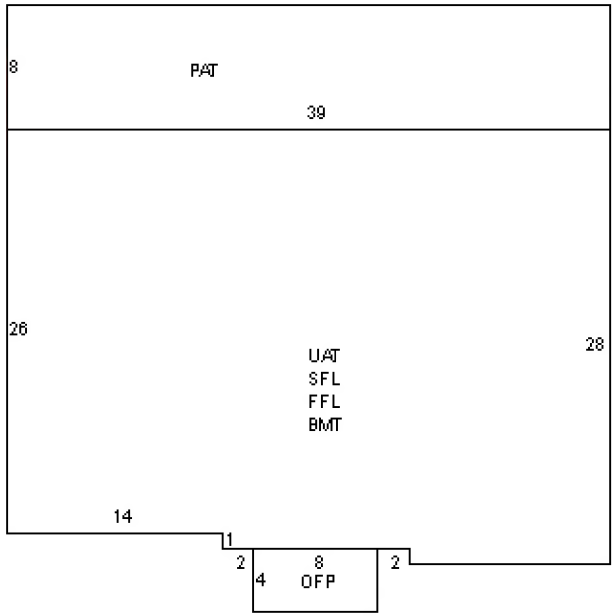
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	204.41
Special Features:	0	Val/Su Net:	180.68
Final Total:	679900	Val/Su SzAd	323.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	46.110	48,506
FFL	First Floor	1,052	153.690	161,685
SFL	Second Floor	1,052	153.690	161,685
PAT	Patio	312	3.550	1,108
UAT	Upper Attic	263	89.910	23,646
OFP	Open Porch	32	45.270	1,449

	Net Sketched Area:	3,763		Total:	398,078
Size Ad	2104	Gross Area	4552	FinArea	2236

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

115.0-0003-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: